

Akiak Native Community

Akiak IRA Council

P.O. Box 52127

Akiak, Alaska 99552

Phone: (907) 765-7112 Fax: (907) 765-7512

Akiak Home Relocation and Managed Retreat Project



Request for Proposals and Contract Requirements for

**Indefinite Delivery – Indefinite Quantity (IDIQ) Proposals for
Architectural, Engineering and Other Professional Services**

April 6, 2021

Request for Proposals
and
Contract Requirements
for
Indefinite Delivery – Indefinite Quantity (IDIQ) Proposals for
Architectural, Engineering and Other Professional Services

Akiak Home Relocation and Managed Retreat Project

Section 1: General Information

Akiak Native Community (tribe) is soliciting proposals from architectural and engineering (A&E) consultants to support the tribe's Akiak Home Relocation and Managed Retreat Project (see: https://www.commerce.alaska.gov/web/Portals/4/pub/EVCs/Akiak/Akiak_Final_Broad_Review_EA-HUD_Part-58_6-19-2020.pdf). In 2020 the tribe completed over \$1M in local managed retreat projects, and we estimate up to \$4M in managed retreat projects in 2021/2022 will be undertaken.

Description of services: The Tribe in partnership with the City of Akiak (City) and the Kokarmiut Corporation has agreed to be the lead agency for developing and carrying out managed retreat project objectives for the community. The managed retreat project has four phases with the first phase of relocating six homes away from the river largely completed in 2020. Phase 2 is expansion of the Akiak Subdivision for 30 vacant lots. Phase 3 includes 20 existing structures and other infrastructure in the 200 foot to 600 foot threat zone. Phase 4 addresses the community bulk fuel tank farm. See March 17, 2021 status report, attached, for further information on managed retreat objectives.

Potential managed retreat and other community development projects, requiring A&E and other professional services may include, and may not be limited to, the following.

1. Legal and topographic surveying, drafting of land transfer and subdivision expansion documents, and assisting the tribe with recording documents with the Bethel Recorders Office.
2. Developing design and contract bidding documents including transportation, sanitation, and solid waste improvements, analysis of regulated structural materials (i.e. lead based paint and asbestos), mitigation of contaminated sites (i.e. petroleum products), land farming of contaminated soils, and structural analysis for relocating or elevating existing structures.
3. Permitting including, but not limited to, State Historic Preservation Office Section 106 permits, US Army Corps of Engineers wetland permit, and Alaska Department of

Environmental Conservation permit to construct sanitation improvements and land farming of contaminated soils.

4. Construction administration support services for force account projects and competitive bid construction contracts.
5. Grant support including project scoping, budgeting and scheduling; benefit cost analysis for Federal Emergency Management Administration grant proposals; summary reports of progress made to date with different grant making agencies; and assisting the tribe in completing National Environmental Policy Act (NEPA) documents in the US Department of Housing and Urban Development (HUD) Part 50/58 environmental review process.

The professional services contract shall be an indefinite delivery, indefinite quantity (IDIQ) contract over a term of five years, and will be on a negotiated basis to perform the scope of work as described herein. The selection shall be based upon qualifications, and the highest rated vendor will proceed to the contract negotiation phase. If the highest rated vendor and the tribe are unable to execute a contract, then the next highest rated vendor will be contacted by the tribe to enter into contract negotiations until the tribe and a “selected vendor” have agreed to a consulting contract.

Submissions of qualifications must be received, electronically, not later than 3:00 pm (Alaska Time), May 5, 2021 (Wednesday).

Each proposal shall be e-mailed to Ms. Lulu Demantle, Akiak Tribal Administrator, with a carbon copy provided to Mr. Joel Neimeyer, Tribal Consultant. Their respective e-mail addresses and contact phone numbers follow.

lulu_anc-ta@outlook.com / Ms. Lulu Demantle / 907-765-7112

Joel.Neimeyer@gmail.com / Mr. Joel Neimeyer / 907-244-2980

Prospective vendors may contact either individual if there are questions about this RFP.

Section 2 Scope of Work

2.01 Other Consultants & Contractors

The selected vendor may be required to coordinate A&E and professional services with other consultants and contractors as discussed below.

1. Alaska Native Tribal Health Consortium (ANTHC) Sanitation Contract.

ANTHC has hired a sanitation consultant to produce design documents and permits for a portion of the sanitation improvements in the Akiak Subdivision. The ANTHC contract does not include sanitation improvements for the 30 vacant lot expansion, but addresses service to six existing homes and eight vacant lots (i.e. Alternative #2 in the attachments). The selected vendor will complete the optimum layout of sanitation improvements for the expanded 30 vacant lots. The tribe understands that the 100% final design documents for the ANTHC contract will be completed by June 1, 2021.

2. Tribal Contracts.

The tribe's preference would have been to hire one engineering consultant for all professional services required. However, given the preceding ANTHC sanitation contract, and the timing of pre-construction funding availability architectural, engineering, and professional services have been segmented.

A. Land Surveyor: The tribe has hired a land surveyor for topographic and legal surveys and to provide a "first look alternative" for the expanded Akiak subdivision and other surveying tasks. The surveyor was on site in November 2020. Much of this work was to develop draft land transfer documents for consideration by the Kokarmit Corporation for managed retreat land needs - see Figures 1 and 2 in the attachments. The selected vendor will have to complete the preliminary work developed by the tribe's land surveyor, and this firm has agreed to provide the surveying and other data to the tribe who will then provide it to the selected vendor. In particular, the expanded subdivision layout has to developed for optimum layout of utility and road improvements.

B. Electrical Engineering Consultant: The tribe is soliciting for an electrical engineering consultant to provide design and construction administration services for developing electrical grid improvements for the expanded subdivision including the 30 vacant lots. The electrical engineering consultant may be asked to coordinate electrical grid improvements with the additional sanitation improvements including a proposed new sewage lift station.

C. Construction Management Consultant: The tribe intends to solicit for a construction manager to provide field supervision to local force account crews. The construction manager will be tasked with supporting an electrical contractor carrying out the electrical grid improvements.

D. Electrical Contractor: The tribe intends to solicit for a competitive contract for the electrical grid improvements once the selected electrical engineering vendor has completed the final design packages and funding has been obtained.

E. Power Plant Consultant: Reportedly, the Akiak power plant experienced some failures of the existing generator sets during the winter of 2020/2021. The tribe may seek a power generation consultant to visit the power plant and provide a field report of recommended repairs.

2.02 Tasks and Deliverables

The tribe reserves the right to issue task orders that are not articulated in this original solicitation, but that are consistent with the intent of securing a vendor skilled in community infrastructure development.

The selected vendor shall provide architectural, engineering and other professional services, and associated strategic and tactical advice to be further defined upon issuance of task orders to the vendor.

Work on each task will commence upon receipt of written notice from the tribe. The selected vendor will provide interim progress reports on each task order. The vendor shall be required to submit a proposed methodology (including likely alternatives the vendor may investigate) for completion of the Task Orders, within 15 calendar days of the tribe's issuance of a Task Order. The vendor shall include the vendor's estimate to complete the Task Orders, including hours, professional staff assigned to complete the Task Orders and other associated costs.

General guidance is provided by the statement of work discussed in Attachment 5: Scope of Work General Guidance / Architectural, Engineering and Other Professional Services. In addition, Attachment 6: Akiak Home Relocation and Managed Retreat Project Goals - 2021 and 2022/23 also outlines the proposed schedule of activities that the tribe is pursuing through federal and state grant funds.

Specific guidance will be provided with each Task Order.

2.03 Further information on Akiak and proposed managed retreat goals

Significant project and community related material is posted on the State of Alaska - Division of Community and Regional Affairs website. See: Assistance to Environmentally Threatened Communities / Akiak (<https://www.commerce.alaska.gov/web/dcra/PlanningLandManagement/EVCs.aspx>). In addition, the attachments include mapping and aerial photos that outline some the proposed managed retreat tasks and a status report (dated March 17, 2021).

The tribe hired a project manager in May 2019 who has been assisting the tribe, the City of Akiak and the Kokarmiut Corporation in carrying out managed retreat project tasks. Mr. Joel Neimeyer, P.E. is a civil engineer with over three decades of experience in development of rural Alaska infrastructure, and he will be assisting the tribe with management of this proposed contract and other contracts and external relationships associated with managed retreat tasks. Mr. Neimeyer will assist the tribe during the RFP evaluation process and will not score or select vendors' proposals.

If prospective vendors wish additional information regarding this solicitation, the community, or managed retreat objectives direct questions to:

Lulu Demantle
Akiak Tribal Administrator
907-765-7112
lulu_anc-ta@outlook.com

Joel Neimeyer, P.E.
Consultant to the Akiak Tribal Community
907-244-2980
Joel.Neimeyer@gmail.com

Prospective vendors should be aware that the information presented in this RFP is preliminary and subject to refinement and change. Any costs incurred in response to this RFP are the prospective vendor's sole risk and will not be reimbursed by the tribe or any of the project participants and funders.

The tribe reserves the right to waive informalities, and to make a selection in its own best interest. This includes the right to reject all proposals and proceed to using a different process.

In the event a contract with the selected vendor for this RFP is terminated for cause or convenience within 12 months of when this RFP is issued, the tribe may at its discretion enter into negotiations with other proposers from the original solicitation in the final ranked order.

Prospective vendors shall inform Mr. Neimeyer of their interest in proposing so that any and all addenda are received. It is the intent of the tribe to post subsequent materials for this RFP and also inform vendors (that have stated their interest) when the materials are posted.

Section 3

Proposal Format, Vendor Qualifications, Evaluation, and Award

3.01 Proposal Format

The proposal must contain the information below. Please format your response to coordinate with the numbering system outlined below. For example, section #1, would be the vendor's Cover Letter, section #2 would contain the work plan, proposed by the vendor to successfully complete this contract, and so on.

1. Each proposal shall include a cover letter with the vendor's address, telephone number, e-mail address and business license number. The cover letter should be signed by a legally authorized representative of the company. The cover letter shall include a certification that the vendor is a firm, or a person, not on the List of Parties Excluded from Federal Procurement and Non Procurement Programs compiled, maintained, and distributed by the General Services Administration, and is not barred from bidding or contracting with the State of Alaska, too.
2. Each vendor shall include a summary of their proposed work plan addressing the specifications and qualifications - set forth in this RFP. Include a list of personnel to be used on this contract and their qualifications. Brief resumes or CVs, including education, experience, type of clients served, and any other pertinent information shall be included for each of the key personnel to be assigned for direct work on the contract. Vendors shall consider and discuss back-up alternatives in the event key personnel are unavailable during a significant period of time. Provide an organizational plan (or chart) for this specific contract indicating lines of communications. Include the names of the primary point of contact for the contract.
3. The proposal should present qualifications that demonstrate the vendor's ability to successfully manage this contract. Describe company experience that is relevant to the proposed services, such as recent experience with other tribal, municipal or non-profit clients served by your firm in the last five years and types of services rendered to each, if applicable.
4. Each vendor shall provide three references. (Regarding references, bidders shall determine prior to including the references in the proposal that the references are relevant, contact information is accurate, and reference contact has agreed to provide a complete and uncensored testimony.)
5. Each vendor may, but is not required to, include additional references, resumes and any other materials deemed necessary but not provided otherwise (such as promotional literature, etc.). Note that these materials may or may not be reviewed by

all evaluators and may not be part of the official evaluation except to the extent they support qualifications and experience.

6. Costs: The consultant is advised not to provide current costs with the proposal. Selection shall be by qualifications and then costs are considered during the negotiation phase.

7. The tribe's procurement policy allows for a vendor preference for Alaska Native/ American Indian entities and we will consider other preferences such as minority owned and women owned vendors.

Each proposal shall be clearly and concisely prepared in writing and submitted by e-mail. It is the vendor's responsibility to confirm that the proposal has been received prior to the proposal closing time. Include all information required by this solicitation, with pages numbered and logically assembled. Proposals received that do not materially meet the qualifications described herein will be deemed non-responsive. The tribe reserves the right to request follow-up information, to assist in evaluation, from vendors.

3.02 Vendor Qualifications:

Proposals shall include information in sufficient detail to ascertain vendor qualifications to perform the Scope of Work outlined in Attachments 5 and 6. This shall include, but not limited to, the following information:

1. Professional qualifications and personnel in the following disciplines:
 - a. Civil Engineer (including transportation, sanitation, drainage, hydrology, disaster mitigation, and community development).
 - b. Structural Engineer (including relocating and elevating existing structures)
 - c. Mechanical Engineer (including plumbing, building controls, water treatment plant renovation, and lift station mechanical piping and pumping)
 - d. Electrical Engineer (building wiring design and controls, standby generator sizing, lift station and water treatment plant renovations, and electrical distribution)
 - e. Geo-technical Engineer (including slope stability, foundation design, and soil analysis for contamination)
 - f. Architect
 - g. Cost Estimating
 - h. Survey Crew

2. Capacity to carry out the tribe's desired construction tasks identified in Attachment 6. Vendors should recognize that while the tribe currently has funding available for both pre-construction and construction activities, it is still seeking additional funding as further defined in Attachment 6. The tribe is not making a commitment to the selected vendor that Task Orders will be issued based on the goal described in Attachment 6, but based upon grant funding obtained.

The selected vendor shall be a licensed professional engineering and/or professional architectural firm with an active business license from the State of Alaska. The selected vendor shall be required to have sufficient staff (including sub-consultants), flexibility, and capability to be available on an as-needed basis. The tribe expects to be issuing Task Orders, immediately upon contract award for infrastructure improvements to be carried out in 2021.

3.03 Evaluation

Each proposal shall be evaluated on the basis of information provided. The award of this contract shall be made to the responsible vendor whose proposal is most advantageous to the tribe. The following point range will be used as a guide for selection during the evaluation process:

1. Responsiveness of the proposal in clearly stating an understanding of the work to be performed including capacity to begin immediately upon contract award and issuance of Task Orders. (0-40 points)
2. Technical experience of the firm, including: i) working as a design consultant on rural Alaska infrastructure improvement projects, ii) providing construction administration, construction contract support, and inspection services on rural Alaska infrastructure improvement projects, and iii) licensed to do business for architectural and engineering consulting services in Alaska. (0-30 points)
3. Qualifications of staff, including consultants, to be assigned for architectural and engineering and professional consulting services. (0-25 points)
4. Indian Preference and/or all other Federally Recognized Preferences. (0-5 points)

3.04 Award

The cost proposal of the vendor receiving the highest evaluation will be reviewed by the Akiak tribal council. Award will be made if the proposal is determined to be fair and reasonable by the council. If the proposal (or portions thereof) is determined not to be fair and reasonable by the council, or does not contain sufficient information to make a determination, the vendor will be invited to attend a negotiation session with the tribal council and submit a "best and final" proposal within 10 days of notice. Award will be

made if the “best and final” proposal is determined to be fair and reasonable by the council.

If, after final price negotiations and evaluation of the “best and final” proposal, the council determines the proposal of the vendor having the highest ranking not to be fair and reasonable, the second ranked vendor will be considered using the above criteria. If this is unsuccessful, the third highest ranked vendor will be considered.

The tribe, at its sole discretion, reserves the right to reject any or all proposals and to waive minor inconsistencies between the proposal submissions and the prescribed proposal format.

Section 4 Special Provisions

4.01 Invoicing and Payment

The selected vendor shall be paid on a monthly basis within 30 days of delivery and acceptance of each invoice.

4.02 Labor and Materials

Except as otherwise specifically provided herein, all property, equipment, supplies, facilities, personnel, and services required to perform the work called for shall be furnished by the selected vendor.

4.03 Indemnification

The selected vendor shall save, indemnify and hold the tribe harmless (including reasonable attorney’s fees and defense costs) from all claims, demands, and causes of action of every kind and character arising on account of damage or liability of any sort to the extent resulting from or arising out of the willful or negligent acts or omissions of the vendor, its agents, employees, officers, directors, invitees, or subcontractors, in connection with the performance or non-performance of its contract obligations. In addition to the foregoing, and not by way of limitation, the selected vendor is responsible for all taxes as an independent contractor, and shall and does hereby indemnify and hold the tribe, its officers, consultants, employees and directors, harmless (including attorney’s fees and defense costs) from and against any tax assessments or penalties of any sort related to the non-payment or late payment of taxes relating to or arising out of this contract.

4.04 Use of Name

The selected vendor shall not use the name of the Akiak Native Community, City of Akiak, the Kokarmiut Corporation, and/or the community of Akiak, Alaska in advertising, promotional materials or other forms of media exposure without advance written permission.

4.05 Official Capacity

This agreement is a contract by and on behalf of the tribe, rather than by or on behalf of its officers, directors, employees, representatives or agents. Execution and performance under this agreement is undertaken in the official capacity of tribal officers, directors, employees, representatives or agents and not in their individual capacities.

4.06 Insurance Requirements

The selected vendor shall maintain the following minimum insurance coverage from companies authorized to do business in the State of Alaska. The tribe reserves the right to request and receive within 10 days from receipt of request, certified copies of any or all insurance policies and endorsements.

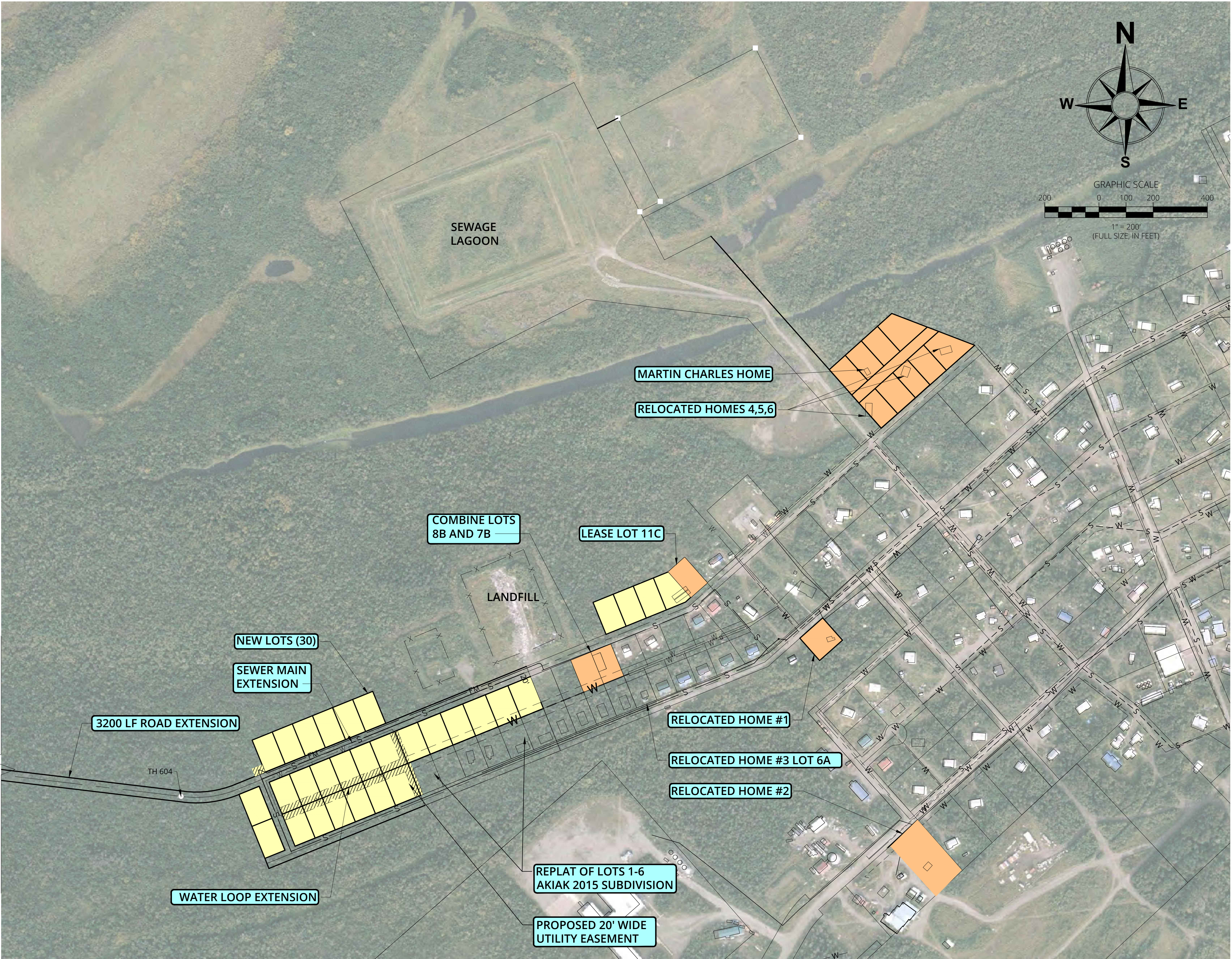
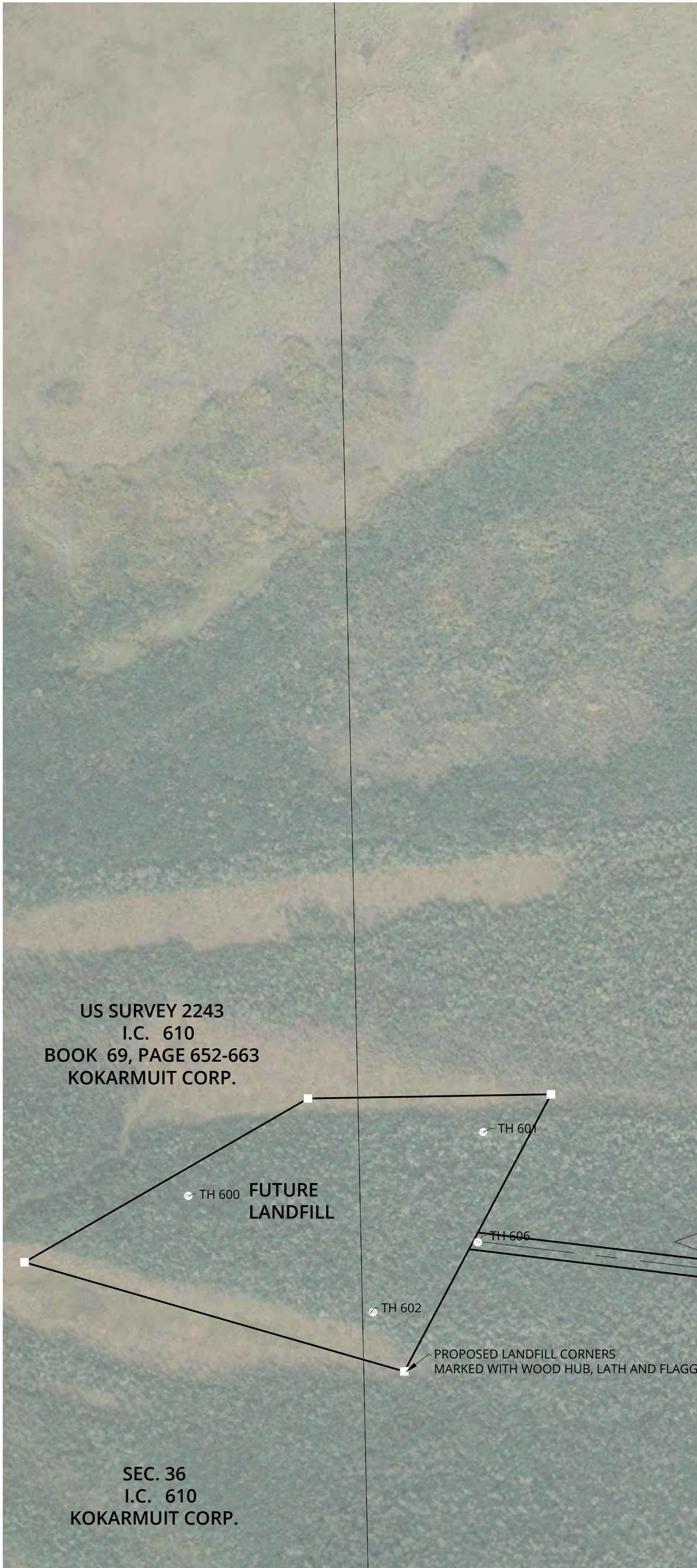
Type of Insurance

<u>Type of Insurance</u>	<u>Minimum Limit</u>
Workman's Compensation	As Required by Law
Commercial General Liability	\$500,000 (per occurrence)
Comprehensive Automobile Liability	\$500,000 (per occurrence)
Professional Liability	\$1,000,000 (each claim)

Neither the selected vendor nor its subcontractors (directly or through their insurers) may avoid, diminish or offset claim obligations as a result of the tribe's coverage rights, if any, under the Federal Torts Claim Act or the tribe's insurance policies.

Attachments

1. Figure No. 1 - Akiak Subdivision Expansion Overall Site Plan
2. Figure No. 2 - Akiak Subdivision Expansion Conceptual Utility Site Plan
3. Alternative No. 2 Layout for Sanitation Improvements (ANTHC Sanitation Consultant scope of work)
4. 3/17/2021 status report
5. Scope of work / General Guidance for A&E and Professional Services
6. Akiak Home Relocation and Managed Retreat Project Goals - 2021 and 2022/23

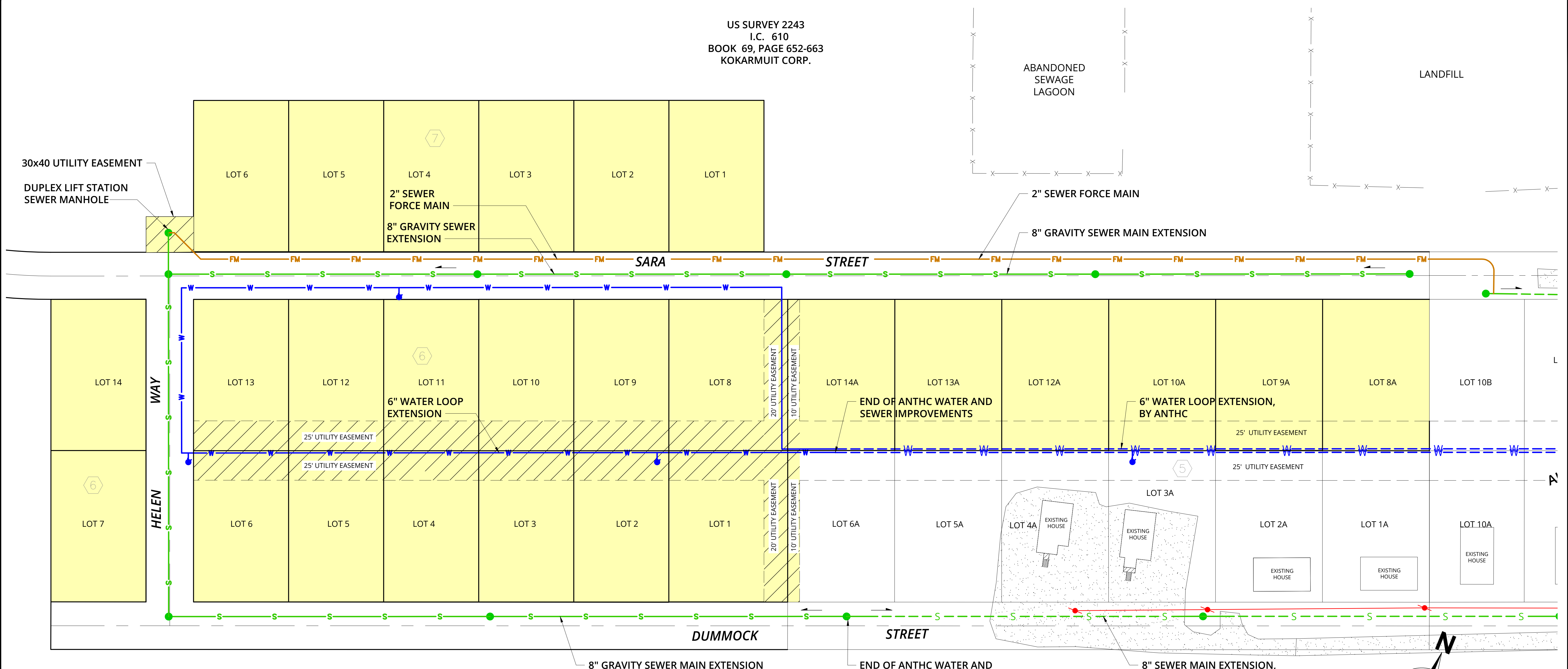


AKIAK SUBDIVISION EXPANSION

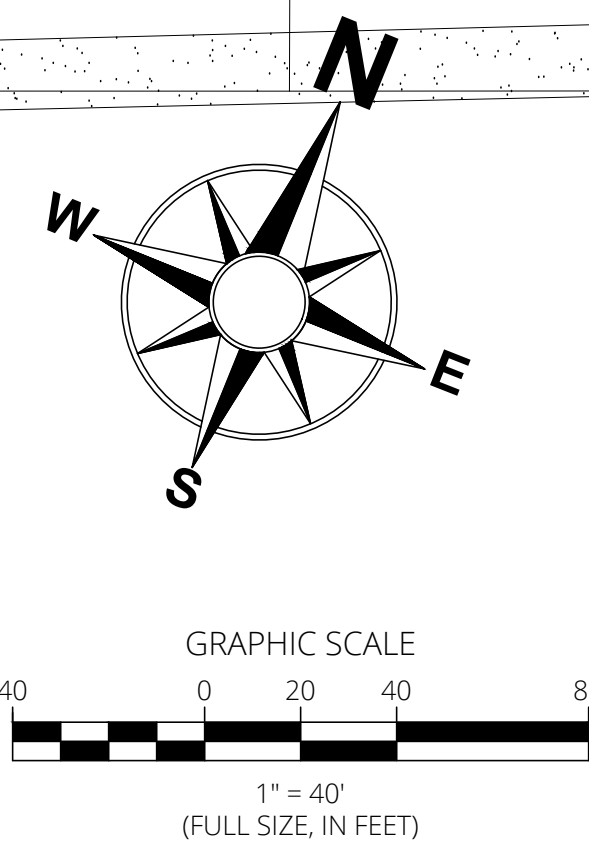
OVERALL SITE PLAN

DESIGNED BY:	DC
DRAWN BY:	CS
DATE:	01.25.2021
JOB NO:	1327.01
SHEET NO:	
FIGURE 1	

US SURVEY 2243
I.C. 610
BOOK 69, PAGE 652-663
KOKARMUIT CORP.



- LEGEND:**
- NEW LOTS
 - NEW EASEMENT
 - EXISTING BOUNDARY LINE
 - EXISTING EASEMENT
 - EXISTING FENCE (WOOD OR CHAIN LINK)
 - EXISTING POWER LINE
 - EXISTING SEWER LINE
 - EXISTING WATER LINE
 - EXISTING POWER POLE
 - FUTURE SEWER LINE
 - FUTURE FORCE MAIN
 - SEWER LINE (BY ANTHC)
 - FUTURE WATER LINE
 - WATER LINE (BY ANTHC)
 - NEW SEWER MANHOLE
 - NEW FIRE HYDRANT
 - FLOW DIRECTION

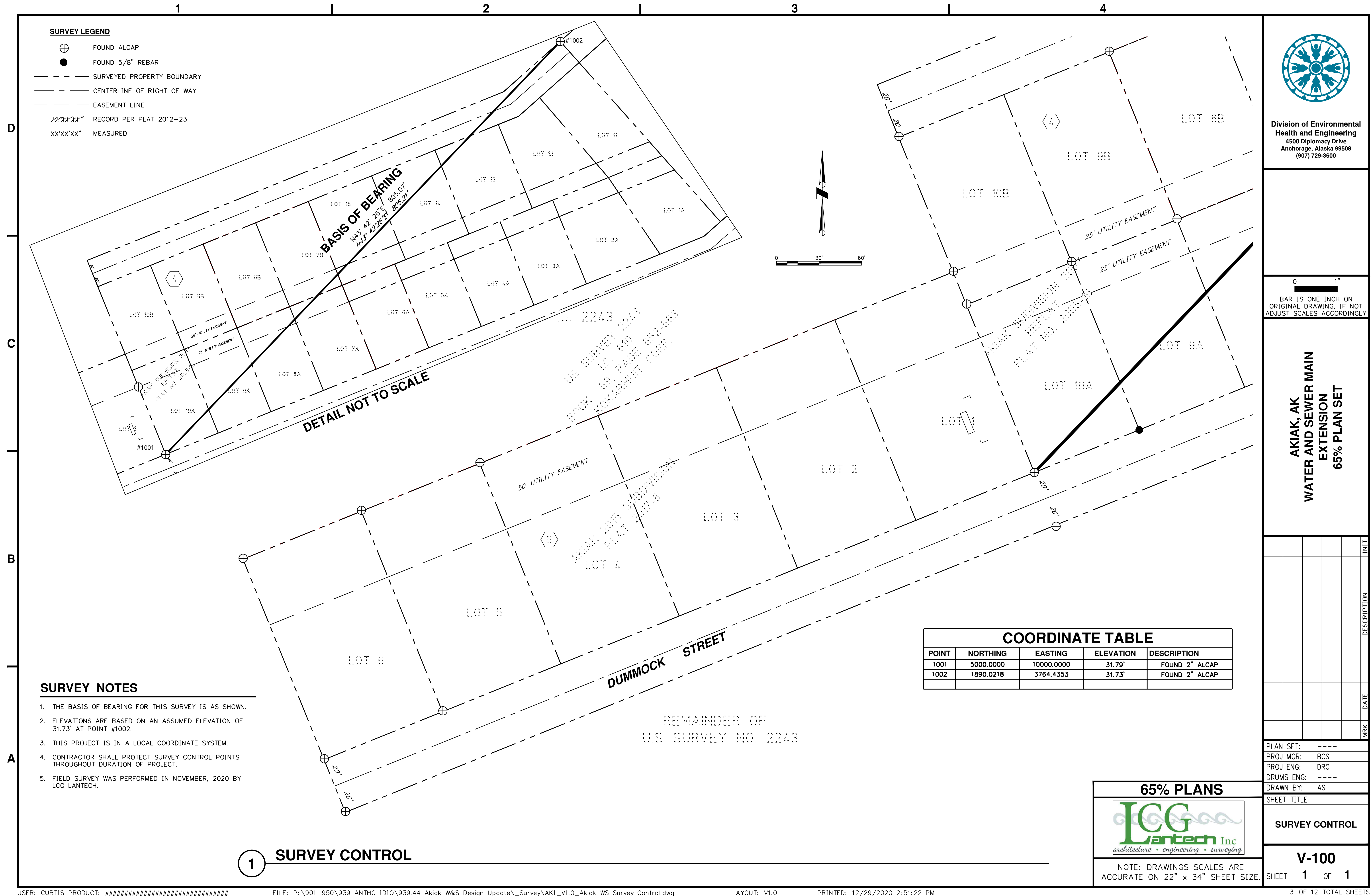


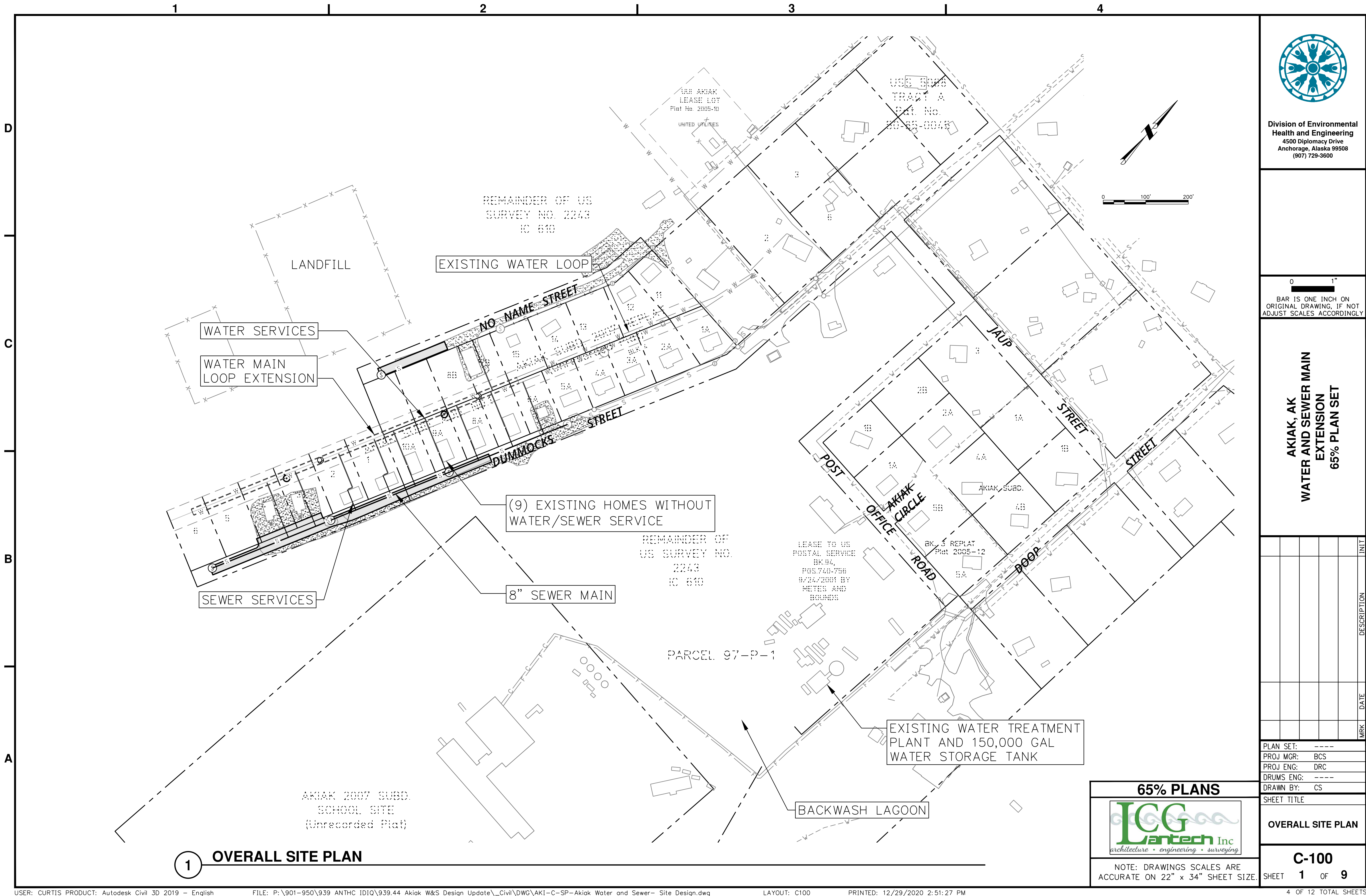
LCG
Lantech Inc
architecture • engineering • surveying
250 H Street
Anchorage, AK 99501
P (907) 243-8985
F (907) 243-5629
www.lcgak.com

AKIAK SUBDIVISION EXPANSION

CONCEPTUAL UTILITY SITE PLAN

DESIGNED BY:	DC
DRAWN BY:	CS
DATE:	01.25.2021
JOB NO:	1327.01
SHEET NO:	FIGURE 2





Division of Environmental
Health and Engineering
4500 Diplomacy Drive
Anchorage, Alaska 99508
(907) 729-3600

0 1"

BAR IS ONE INCH ON
ORIGINAL DRAWING. IF NOT
ADJUST SCALES ACCORDINGLY

AKIAK, AK
WATER AND SEWER MAIN
EXTENSION
65% PLAN SET

MRK	DATE	DESCRIPTION	INIT

PLAN SET:	----
PROJ MGR:	BCS
PROJ ENG:	DRC
DRUMS ENG:	----
DRAWN BY:	CS

SHEET TITLE

OVERALL SITE PLAN

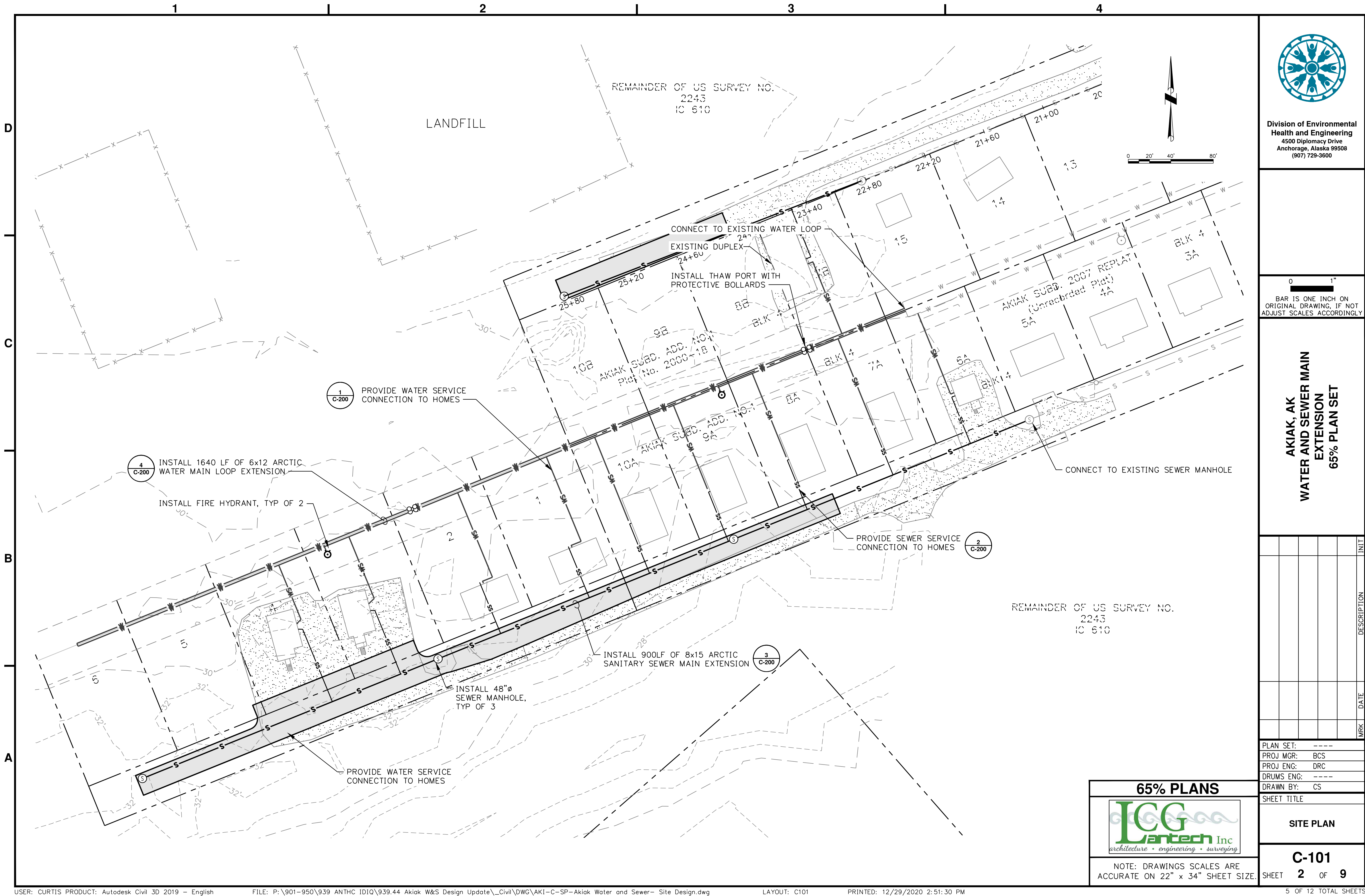
C-100

SHEET 1 OF 9

65% PLANS



NOTE: DRAWINGS SCALES ARE
ACCURATE ON 22" x 34" SHEET SIZE.



Division of Environmental Health and Engineering
4500 Diplomacy Drive
Anchorage, Alaska 99508
(907) 729-3600

0 1"
BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ADJUST SCALES ACCORDINGLY

AKIAK, AK
WATER AND SEWER MAIN
EXTENSION
65% PLAN SET

MRK	DATE	DESCRIPTION	INIT

PLAN SET: ----

PROJ MGR: BCS

PROJ ENG: DRC

DRUMS ENG: ----

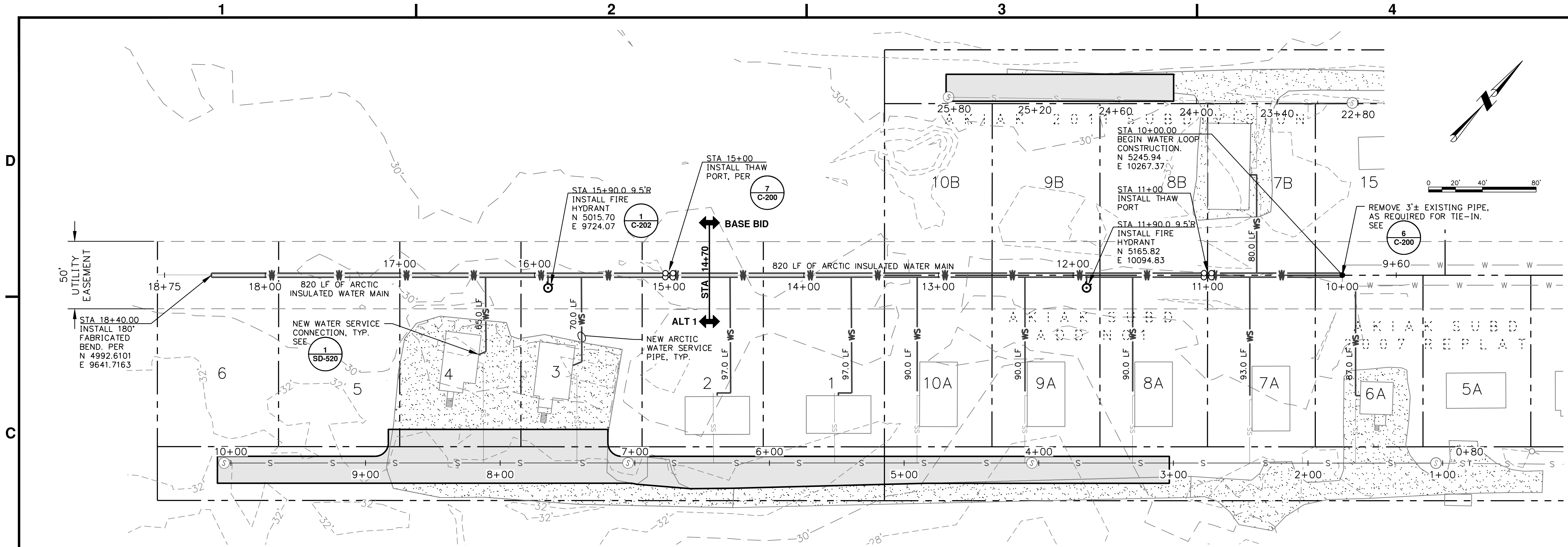
DRAWN BY: CS

SHEET TITLE

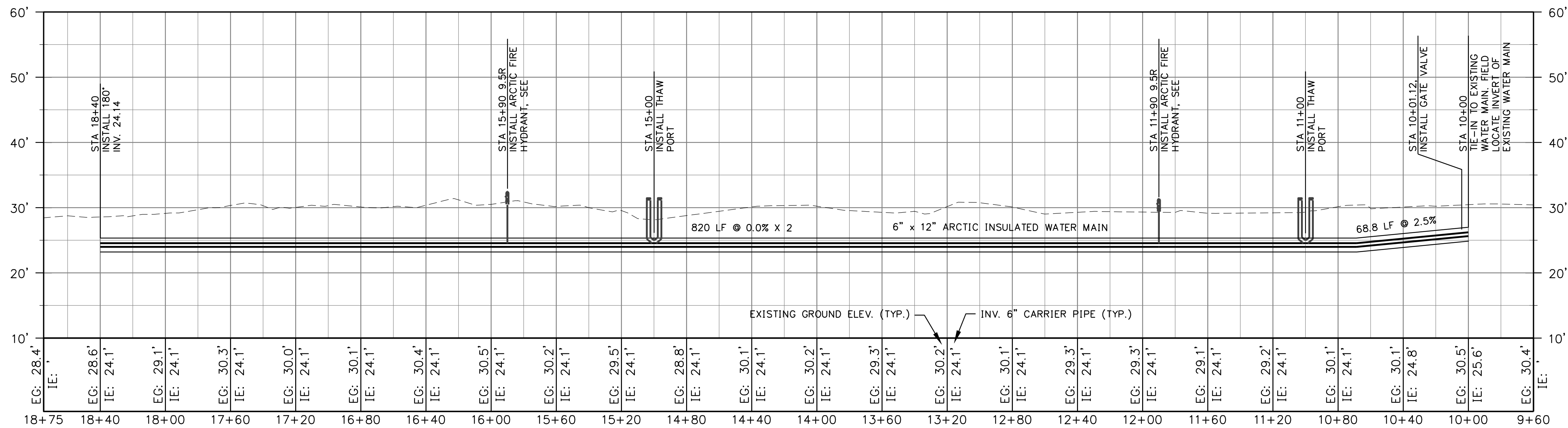
SITE PLAN

C-101

SHEET 2 OF 9



1 WATER MAIN LOOP EXTENSION PLAN



2 WATER MAIN LOOP EXTENSION PROFILE

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 10'



Division of Environmental
Health and Engineering
4500 Diplomacy Drive
Anchorage, Alaska 99508
(907) 729-3600

0 1"
BAR IS ONE INCH ON
ORIGINAL DRAWING. IF NOT
ADJUST SCALES ACCORDINGLY

AKIAK, AK
WATER AND SEWER MAIN
EXTENSION
65% PLAN SET

MRK	DATE	DESCRIPTION	INIT

PLAN SET:	----
PROJ MGR:	BCS
PROJ ENG:	DRC
DRUMS ENG:	----
DRAWN BY:	CS

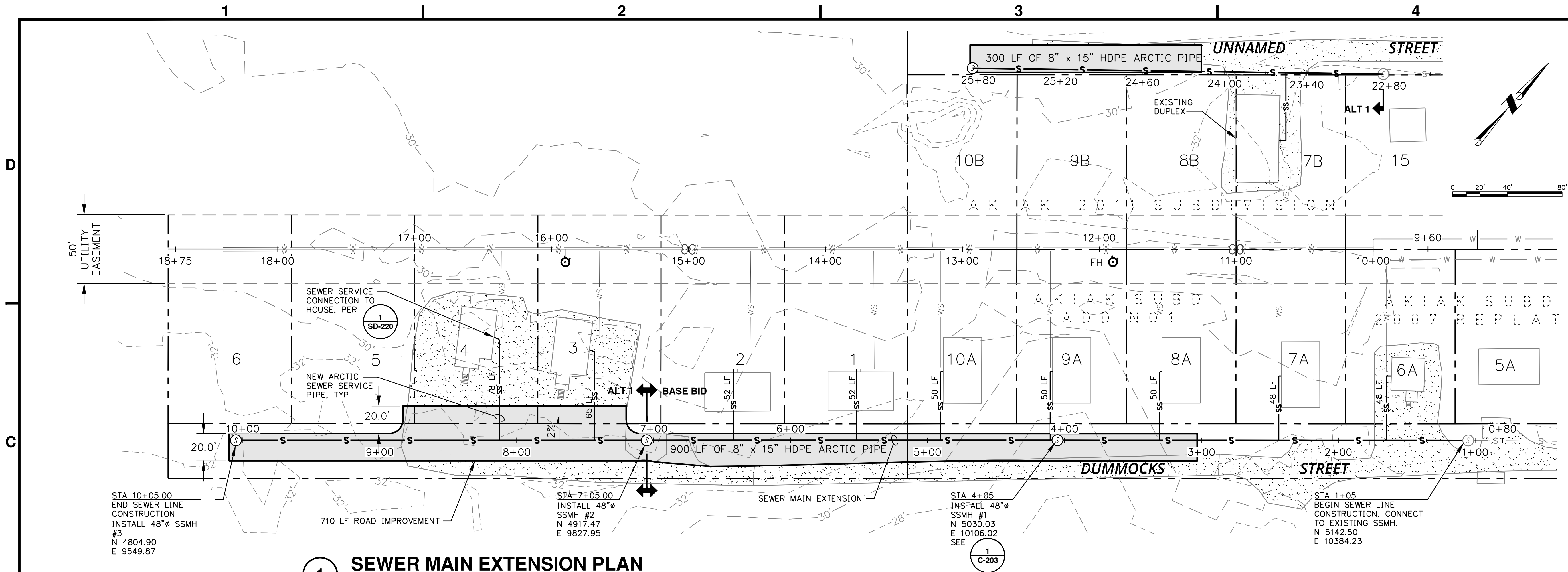
SHEET TITLE
WATER MAIN LOOP EXTENSION PLAN AND PROFILE

C-102

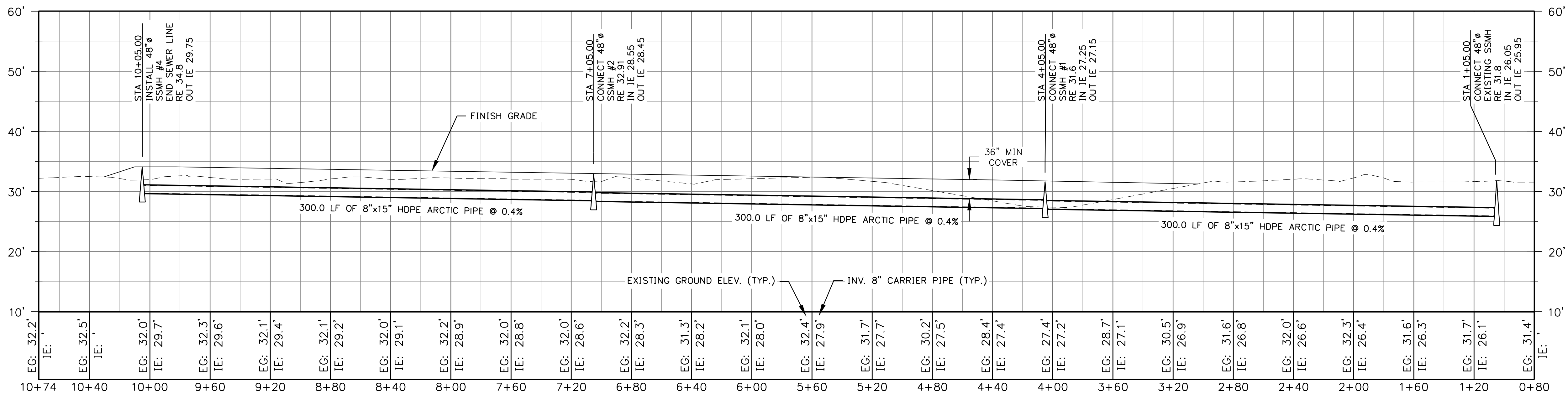
SHEET 3 OF 9

65% PLANS

NOTE: DRAWINGS SCALES ARE
ACCURATE ON 22" x 34" SHEET SIZE.



1 SEWER MAIN EXTENSION PLAN



2 SEWER MAIN EXTENSION PROFILE

NOTES

- PIPE LENGTH SHOWN IS FROM CENTER OF MANHOLE TO CENTER OF MANHOLE. PIPE SLOPE IS FROM INSIDE OF MANHOLE WALL.
- IF THE ELEVATION ABOVE THE ARCTIC PIPE DOES NOT ALLOW 4' MINIMUM COVER, THE CONTRACTOR SHALL INSTALL BOARD INSULATION PER DETAIL 3, SHEET C3.0.
- CONTRACTOR SHALL FIELD VERIFY EXISTING UTILITY LOCATIONS AND INVERTS AND SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES ARE FOUND.



Division of Environmental
Health and Engineering
4500 Diplomacy Drive
Anchorage, Alaska 99508
(907) 729-3600

0 1"
BAR IS ONE INCH ON
ORIGINAL DRAWING. IF NOT
ADJUST SCALES ACCORDINGLY

AKIAK, AK
WATER AND SEWER MAIN
EXTENSION
65% PLAN SET

MRK	DATE	DESCRIPTION	INIT

PLAN SET: ----
PROJ MGR: BCS
PROJ ENG: DRC
DRUMS ENG: ----
DRAWN BY: CS

SHEET TITLE

SEWER MAIN
EXTENSION PLAN AND
PROFILE

C-103
SHEET 4 OF 9

65% PLANS

NOTE: DRAWINGS SCALES ARE
ACCURATE ON 22" x 34" SHEET SIZE.



Division of Environmental
Health and Engineering
4500 Diplomacy Drive
Anchorage, Alaska 99508
(907) 729-3600

0 1"

BAR IS ONE INCH ON
ORIGINAL DRAWING. IF NOT
ADJUST SCALES ACCORDINGLY

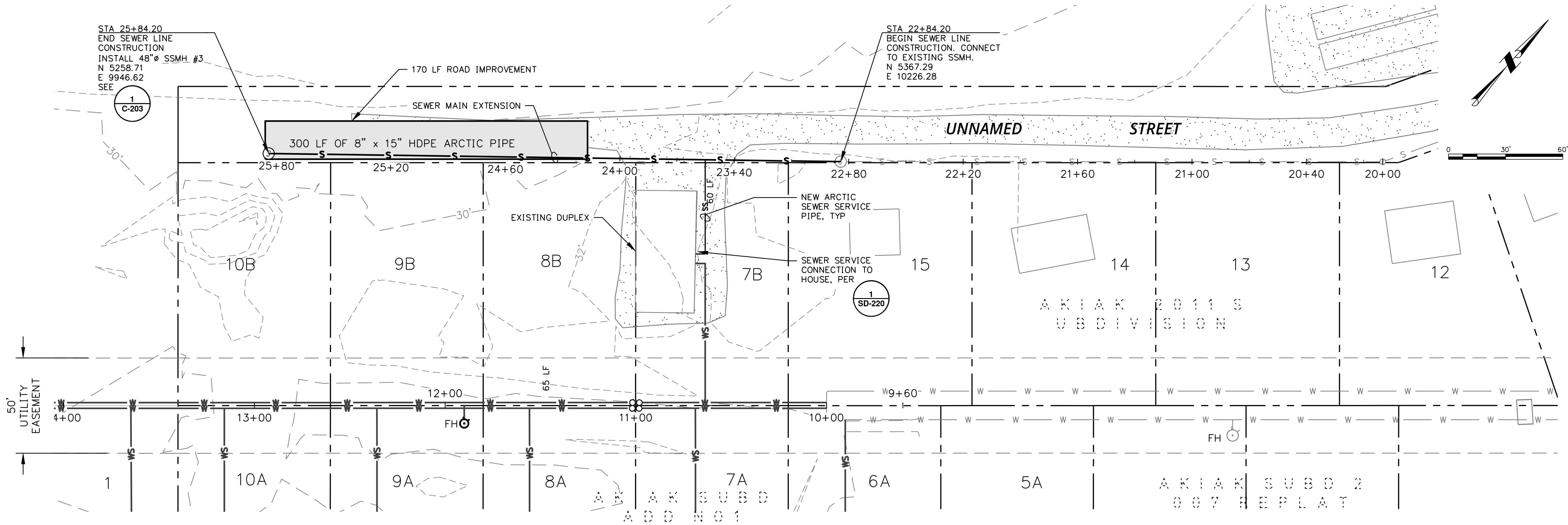
AKIAK, AK
WATER AND SEWER MAIN
EXTENSION
65% PLAN SET

PLAN SET:	----
PROJ MGR:	BCS
PROJ ENG:	DRC
DRUMS ENG:	----
DRAWN BY:	CS

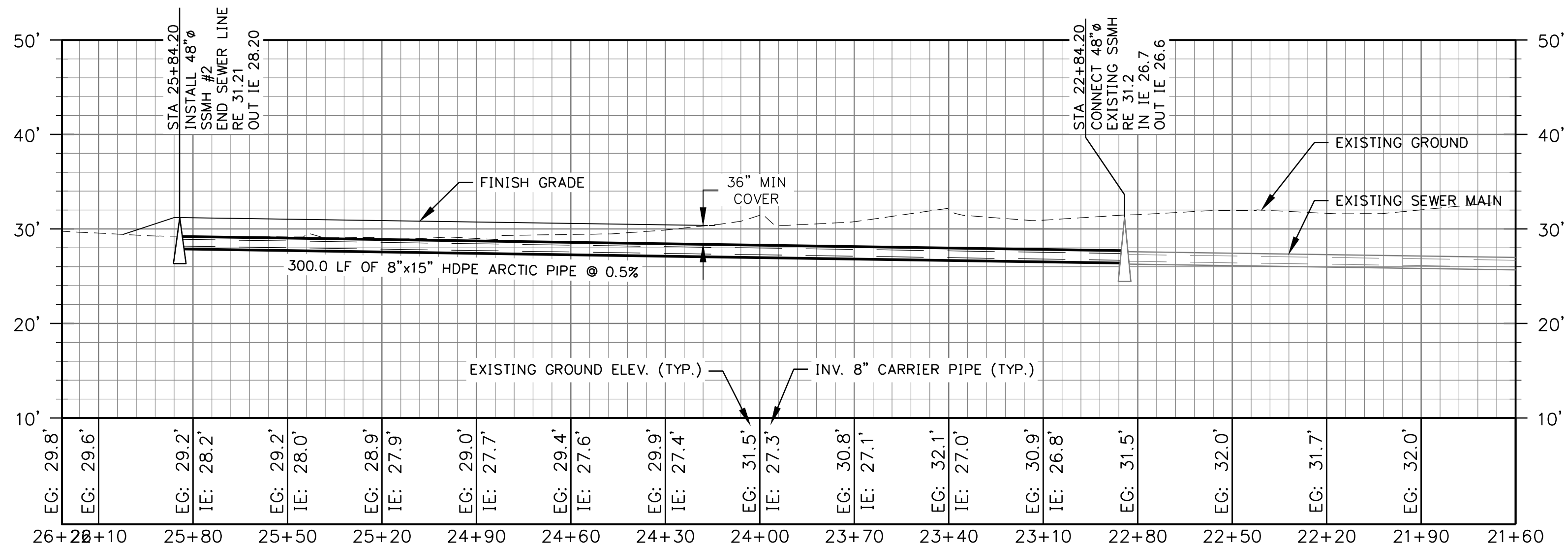
SHEET TITLE
NORTH SEWER MAIN EXTENSION PLAN AND PROFILE

C-104

SHEET 5 OF 9



1 SEWER MAIN EXTENSION PLAN - ALT 1



2 SEWER MAIN EXTENSION PROFILE - ALT 1

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 10'

65% PLANS



NOTE: DRAWINGS SCALES ARE
ACCURATE ON 22" x 34" SHEET SIZE.

Akiak Home Relocation and Managed Retreat Project Status Report, 3-17-2021

Akiak has experienced a significant riverine erosion event on May 18, 2019, when over 24 hours time, up to 50 feet of riverbank along 1200 feet of riverfront was lost during a high water / spring melt event. This is a status report on the Akiak Home Relocation and Managed Retreat Project, which includes the COVID-19 quarantine housing projects.

A. Project Status: The Project is summarized in four phases, below.

Phase 1 (Riverbank to 200-feet): Riverbank stabilization, relocate 6 homes within 200 feet.

The six homes in question have been relocated in 2020, and any final site/house work, such as sanitation connections, will be completed in 2021. The Alaska Energy Authority (AEA) has funding for refurbishing the existing marine fuel header to install pipe joints every 100 feet to allow for easier retreat from the riverbank. This work is scheduled, tentatively, in 2021.

Phase 2 (Safe Ground to Relocate): Expand Akiak Subdivision, quarantine and other new home building, abandon and build a new honey bucket lagoon and solid waste site - with access road, and repairs to the existing sewage lagoon.

Expand Akiak Subdivision: Planning funding has been received by the BIA-Tribal Resilience program for design and planning activities for Phase 2 including the subdivision power grid expansion. Field survey work was carried out in November 2020. Additional funding has been applied for from the Federal Emergency Management Administration (FEMA) to complete all pre-construction tasks for the subdivision expansion and other managed retreat activities.

Funding from the US Department of Agriculture with cost share match from the Alaska Village Safe Water Program is pending for water and sewer expansion for the six existing HUD-funded homes and two quarantine homes, currently under construction, at the west end of Dummocks Street.

Funding has been requested from the HUD - Imminent Threat program for power grid expansion for the subdivision and a pioneer road.

Funding for final road development remains an issue with no funding solution apparent.

Quarantine and other new home building: The tribe received HUD funding for two new 3-bedroom quarantine homes which must be used for a public purpose for two years. The tribal crews should be largely done with their portion of the construction by summer 2021, and the homes can be utilized as quarantine purposes once the water and sewer service are connected. Note that the water and sewer mains still must be installed.

The tribe used CARES Act COVID funding to relocate and refurbish two duplex units from JBER for quarantine housing.

The tribe is working with the BIA-Housing Improvement Program for funding for a new home to replace the seventh home that is within 200 feet of the river's edge, but is structurally unsound for relocation. This BIA-HIP home is to be built just east of the six HUD funded homes on the west end of Dummocks Street. The tribe has sought FEMA funding to acquire, demolish and dispose of the seventh home. The home has been appraised at \$85,000 and if FEMA funding is provided, it will complement the BIA-HIP funding for a new home with utility service. There are some concerns that the BIA-HIP funding of \$225,000 will be insufficient for a new home.

The tribe is working with the AVCP - Regional Housing Authority for development of four new funded HUD homes that will be located in the expanded Akiak Subdivision. It is the tribe's understanding that the housing authority may fund these new homes in 2022 or 2023.

Abandon the existing solid waste site and honey bucket lagoon & build a new honey bucket lagoon and solid waste site with access road. Funding has been requested from the HUD - Imminent Threat program for abandoning the existing honey bucket lagoon and building a new lagoon.

The tribe will be submitting funding requests to abandon the existing solid waste site, and build a new site and access road. The Federal Aviation Administration (FAA) has approved construction of the proposed solid waste site, which is a FAA requirement as it is 4400 feet from the airport, as opposed to the recommended 5000 foot separation.

Repairs to Existing Sewage Lagoon: The tribe will be submitting funding requests for this work.

Phase 3 (200-feet to 600-feet): 13 residences and 7 commercial structures and supporting roads and utilities:

No work has been done to date on the 200 foot to 600 foot "threat" zone from the river. While we know that relocating the six homes and building a new seventh home for those residences within 200 feet was a good decision, we do not know what the river will do in future years. Nonetheless, it is important to consider what the community should do if the annual spring melt / high water events continue claiming more riverbank.

The tribe has requested funding from FEMA to support planning activities for the 13 residences and 7 commercial structures such as structural strength for relocating, presence of regulated materials such as asbestos and lead based paint, whether the old BIA elementary school is a historic property, and surveying and engineering tasks.

It should be noted that FEMA, along with many other agencies do not want to fund work on contaminated sites including the typical sanitation funders (Alaska Village Safe Water Program, US Department of Agriculture and the Indian Health Service). There are four existing contaminated sites in this 200 to 600-foot zone that are well documented by the Alaska Department of Environmental Conservation - Contaminated Sites Program. These four are a potential danger if the empty fuel tanks are not removed, as they could be dangerous marine hazards if the river claims the abandoned fuel farms and the tanks go floating downriver.

Funding from the Denali Commission has been submitted for cost share match support for the FEMA grant, and to carry out a hydrological study of the Kuskokwim River. The Natural Resources and Conservation Service has agreed to carry out a bathymetric survey in 2021 that will complement the earlier 2013 and 2019 bathymetric surveys. In addition, the Denali grant proposal includes a funding request for additional pioneer road improvements for the Akiak Subdivision expansion.

Phase 4 (Beyond 600-feet): Community Bulk Fuel Farm

The existing community bulk fuel tanks are included as a phase four as this is critical community infrastructure. Relocating the tank farm will take significant effort and funding and is much more complex than moving a single home or commercial structure.

B. Recommended Actions:

1. Complete a preliminary engineering report for solid waste improvements and submit to the sanitation funders.
2. Complete, publish and seek community comments on environmental documents for the solid waste, honey bucket lagoon and sewage lagoon improvements.
3. Issue request for proposals as follows.
 - a. Construction management and professional services
 - b. Architectural and engineering services
 - c. Electrical engineering services
 - d. Electrical grid construction contractor (with favorable funding from HUD)
 - e. Payroll and bookkeeping services
 - f. Tribal purchased construction materials for the first barge of 2021 including arctic pipe, concrete manholes, electrical cables, and power poles.
 - g. Depending upon the outcome of the FEMA and Denali grant requests, the following services will be sought.
 - i. archaeological services for the old BIA school,

- ii. structural mover to analyze relocating the large commercial structures in the 200 to 600 foot threat zone (i.e., identifying equipment and structural steel needs and likely costs)
 - iii. an abatement contractor to analyze regulated materials (lead based paint and petroleum products) potentially in the 20 structures in the 200 to 600 foot threat zone, and
 - iv. a riverine hydrologist to analyze the bathymetric surveys and historic aerial photos to develop a trend line of riverine erosion in Akiak.
- 4. Amend the City, Tribe, and Corporation Tri-Party Agreement for equipment use and stimulus funding.
- 5. Complete land transfer documents from the Corporation to the City and to the Tribe for managed retreat project tasks.
- 6. Schedule an annual update meeting for the 2019 Akiak Multi-Hazard Mitigation Plan with stakeholders and federal and state funders and regulatory agencies.

Attachment 5: Scope of Work General Guidance Architectural, Engineering and Other Professional Services

A. General

The selected vendor, shall furnish all services, materials, supplies, labor, equipment, investigations, studies, supervision and travel required for design, engineering, construction contract support and field inspection services.

Work will be ordered on a Task Order Basis. Each individual requirement will be articulated and issued to the vendor. Each Task Order will identify specific requirements, delivery schedule(s) and cost proposal.

General Guidance is provided by this statement of work (Attachment 5). Specific guidance is provided with each Task Order.

The selected vendor must create and maintain an administrative record of work, including all technical data, field notes, correspondence, and analysis. The record must be available to the tribe on request. Work standards expected of the selected vendor follow.

- a. The vendor is responsible for professional quality and technical accuracy of all work performed under this contract in all disciplines, including non-engineering disciplines and subcontracted disciplines.
- b. The final work product for any task order must be in compliance with applicable Federal, state, and local laws and regulations.
- c. The vendor must be able to work concurrently on several task orders during the same performance period under the IDIQ contract terms.
- d. When contamination, or other unforeseen matters, are encountered during a site investigation, the tribe shall be notified immediately to coordinate possible modifications to the work.
- e. Release or use of information: The information developed, gathered and assembled in fulfillment of the contract requirements as defined in or related to any task order shall not be released or used by the selected vendor, its consultants, its subcontractors, or their associates without prior coordination and written approval by the tribe.
- f. All products resulting from services provided to the tribe by the selected vendor as a result of this contract become the sole property of the tribe.

B. Planning, Architectural and Engineering and Professional Services

Planning, Architectural and Engineering Services include, but are not limited to the following:

1. Concept and Planning Studies may include but are not limited to: performing site investigations and site analysis, existing building surveys, prepare project scoping and development documents (including concept site development and building floor plans), conduct problem investigations, and identify engineering or construction alternatives.
2. Technical investigations, analysis and studies may include but are not limited to: Geotechnical (foundation and slope stability); Topographic, hydrographic and legal surveys; Facilities maintenance, planning and programming studies; Code and Condition Assessments; Value engineering; Surface and subsurface contamination investigation, remedial design, and development of Environmental Management Plans; Archaeological, historic properties, and biological surveys and assessments; Environmental/HAZMAT site assessments; and NEPA Environmental documents. Provide professional certification of project related permits and plans, prepare environmental planning/NEPA documents and regulatory permit applications. Examples include Categorical Exclusion Determinations, Environmental Assessments, and Environmental Impact Statements.
3. Provide analysis and recommendations regarding engineering approach, design, and alternatives, and cost analysis.
4. Engineering services include the full range of field work, including site investigations, installing analytical recording devices, and similar field technical support task required to facilitate project design or problem definition/resolution.

C. Design Services

Design services include: Project Scoping, Schematic Design, and Final Design (contract ready construction documents). The tribe shall identify those managed retreat project tasks that will be carried out by local force account construction crews. The selected vendor shall prepare designs, and construction package documents that meet Task Order requirements, and are constructible, permit ready, and code compliant. All construction package documents shall be stamped by a State of Alaska licensed engineer/architect with direct oversight of that portion of the construction documents.

D. Construction Contract Support Services

The selected vendor may provide construction administration and inspection services for the construction of infrastructure improvements. Lodging in Akiak will be provided to the selected vendor at no charge. Construction administration services include the following.

1. Office and field consultation.
2. Review of contractor's submittals and shop drawings.
3. Consultation and documentation to resolve construction issues.
4. Preparation of record drawings.
5. Inspection services and building and utility commissioning.
6. Preparation or Review of Operating/Maintenance Manuals (O&M).

E. Field Support Services

Include the following:

1. Field consultation during Pre-construction Conferences, construction, and Final Inspection.
2. Inspection services and building commissioning.
3. Construction site survey staking.

F. Progress Compliance

The selected vendor's task order reporting requirements includes a project/task order schedule, with brief bi-weekly updates provided to the tribe. Particular matters to report on include obstacles preventing completion of work, whether the project is on schedule and within budget, recommended solutions to overcome obstacles, and other matters of significance discovered during the course of work.

Attachment 6: Akiak Home Relocation and Managed Retreat Project Goals - 2021 and 2022/23

Some of the construction work described below will be assigned to the selected vendor via task orders. A portion of the work described below has already had A&E services provided through other contracts.

Proposed work in 2021:

Funded

1. Connect three 2020 relocated homes to water and sewer service. Six homes were relocated in 2020 and three were connected to the existing water and sewer system, and three were not.
2. Extend buried arctic sewer main for three relocated homes - 400 LF and one concrete manhole.
3. Extend buried arctic water main in Akiak Subdivision - 1640 LF.
4. Extend buried arctic sewer main in Akiak Subdivision - 1200 LF and five concrete manholes.
5. Connect eight existing homes in Akiak Subdivision to water and sewer service once the water and sewer mains are installed.
6. Excavate 200 LF of existing buried arctic sewer main by the river and reclaim the arctic pipe.

The tribe has funding from the US Department of Housing and Urban Development (HUD - \$800,000) for a portion of the sanitation improvements, and US Department of Agriculture funding (\$1,300,000), pending. The tribal council recently temporarily restricted US Department of Treasury (i.e., American Recovery Plan Act) for additional sanitation improvements. The tribe has funding to excavate existing buried arctic sewer main pipe near the river. This piping served the six homes that were relocated in 2020 and is no longer needed. Furthermore, the tribe wants to remove the piping in the event the river continues to erode towards the village.

Final drawings and a permit to construct from the Alaska Department of Environmental Conservation (A-DEC) are in place for Item #1 and #2. Schematic drawings and specifications (i.e., 65% design) are completed for items #3, #4, and #5 with an anticipated completion date of the final design package by June 1, 2021.

Funding Requested

7. An electrical contractor, yet to be hired, will install 1200 LF of above ground power lines and power poles.
8. Gravel road repairs for water and sewer service connections connected in 2020 and 2021.
9. Prepare five vacant lots for house installation in 2022.
10. Pioneer road improvements in Akiak subdivision including installation of geofabric and a base sand course - 10 foot wide to allow construction equipment and vehicle access for utility and house building vendors.

The tribe has a funding request to HUD for \$450,000 in infrastructure improvements for expanding the Akiak subdivision including electrical grid expansion, electrical grid upgrade to three phase power, pioneer road construction and abandoning the existing honey bucket lagoon and building a new honey bucket lagoon. The tribe also has a funding request to the Denali Commission (up to \$200,000) for pioneer road improvements for the Akiak Subdivision. AVCP Regional Housing Authority is working on a project to build four HUD funded houses in the Akiak Subdivision in 2022/23. The tribe has funding pending from the Bureau of Indian Affairs - Housing Improvement Program for one house to be built in 2021/22. The tribe has a funding request to the Indian Health Service for work associated with the relocated homes which will be used to repair gravel roads damaged by the installation of water and sewer service lines, among other tasks.

The tribe will be seeking engineering services for design and construction administration services for the electrical grid improvements through a separate solicitation.

Proposed work in 2022/23

Partially Funded

11. Extend buried arctic sewer main in Akiak Subdivision - 2000 LF, seven concrete manholes, one duplex pump sewage lift station, and 1200 LF of buried arctic force main.
12. Extend water main in Akiak Subdivision - 2400 LF.
13. Connect five homes to water and sewer service once the water and sewer mains are installed.

Depending upon the progress and cost of the sanitation work proposed for 2021 (Items Nos. 1-6 and #8), available funding will be utilized to complete all or portions of Nos. 11-13 in a manner that will provide the sanitation service to the maximum number of vacant lots.

Funding Requested and/or Not Yet Requested

14. Abandon the existing honey bucket lagoon.
15. Construct new honey bucket lagoon.
16. Abandon the existing solid waste site.
17. Consolidate and place existing burned trailers and other debris behind the water treatment plant in the solid waste site.
18. Construct a new solid waste site.
19. Construct a gravel access road to the proposed solid waste site and within the Akiak Subdivision - estimated at 3200 LF.
20. Existing sewage lagoon repairs including fencing and seepage of sewage effluent from the primary cell.
21. Support new house construction by AVCP Regional Housing Authority - 4 each.
22. Support house construction by tribe for one BIA-HIP house.
23. Prepare an unspecified number vacant lots for relocated homes - based upon the extent of riverine erosion in 2021 and 2022.
24. Demolish one existing home near the river's edge (it was structurally unsound for relocation) and package for barge shipment to the Municipality of Anchorage Solid Waste Services.

The tribe has submitted a funding request to HUD for Item Nos. 14 and 15. The tribe is working with sanitation funders for Item Nos. 16 - 20. However, these sanitation improvements do not score well, so the tribe will be seeking funding from other sources, too. Funding for Item Nos. 21 and 22 are pending. The tribe has submitted a funding request to the Federal Emergency Management Administration for Item #24. The tribe has pre-construction funding for a portion of this work and has submitted a funding request to FEMA for the balance of the pre-construction work.